

The Highland Council
Community Services Committee
21 August 2014

Agenda Item	7 i
Report No	COM/14/14

Capital Expenditure – Final Outturn 2013/14

Report by Director of Community Services

Summary

This report invites Members to approve the Capital Expenditure outturn position for the former Transport, Environmental and Community Services (TECS) and the Housing and Property Service (HPS) for the year ended 31 March 2014.

1. Background

- 1.1 This report is produced in support of the Council's corporate governance process, which in turn is designed to support/augment the Council's overall/corporate delivery of all of its obligations in terms of the Single Outcome Agreement.
- 1.2 The Council's Capital Programme was approved at Highland Council on 27 June 2013, and reflected £10m over-programming. Over-programming represents the difference between the capital programme agreed, and the funding in place. It reflects a plan to set a higher level of programme, on the basis that some degree of slippage in the year is to be expected, which would bring the programme down to the funded level. Over-programming has been introduced to avoid issues experienced in past years where slippage resulted in the Council underspending its capital programme.

2. TECS Final Outturn 2013/14

- 2.1 The summary of capital expenditure against current programme and final outturn is included in **Appendix A**. The "Budget" column is that approved by the Highland Council on 27 June 2013, amended to include the 2012/13 overspend of £4.490m.

3. Expenditure

- 3.1 At financial year end the gross expenditure was £25.665m representing 95.5% of the 2013/14 programmed figure.
- 3.2 The underspend is mainly due to slippage on several projects which was planned in order to compensate for a projected acceleration on the River Ness Flood Prevention scheme which did not in fact occur.

4. Income

- 4.1 The actual income received was £2.861m representing 174.8% of the 2013/14 projected outturn figure.

- 4.2 The increase in income relates to developers contributions released at the end of the financial year to match expenditure incurred in 2013/14 on the Culloden Road Widening Scheme, and the sale of vehicles and plant.

5. Final Outturn

- 5.1 The final outturns for expenditure and income are £25.665m and £2.861m respectively leading to an underspend of £2.435m.
- 5.2 A projected underspend of £1.037m was reported to the TEC Services Committee on 6 February 2014. The increased underspend is as a result of the releasing of developers contributions (4.2 above refers), underspends on structural road works and the River Ness Flood Prevention Scheme. Partially utilising the increased underspend, works on the A890 Strathcarron Junction to Balnacra road were brought forward from 2014/15 to allow early completion of the European funded scheme element.
- 5.3 Budgets for projects not started or partially completed have been carried forward to the 2014/15 programme.
- 5.4 All emergency and necessary additional works undertaken in 2013/14 have been accommodated from within the programme and were funded by underspends or increased grant funding on various projects.

6. HRA Capital Programme – Final Outturn 2013/14

- 6.1 The HRA capital programme reflects the Council's commitment to meet the Scottish Housing Quality Standard, to ensure that properties are adapted to meet the changing needs of tenants, and the Council house building programme.
- 6.2 The capital programme summary is included in **Appendix B**. It shows expenditure to 31 March 2014 was £42.191m of which £18.267m relates to mainstream HRA capital programme expenditure, £22.380m relates to Council house building, and £1.544m relates to new build through the temporary accommodation re-provisioning project.
- 6.3 The final outturn was £1.191m overspent. The overspend comprises an underspend of £1.063m on new build, and overspends on the main programme of £0.709m and £1.544m on the new build for one-bed accommodation.
- 6.4 The overall HRA capital programme for 2013/14 was partly funded from HRA capital receipts of £1.811m, and capital from current revenue of £4.325m, as well as grant income and landbank funding of £8.696m. The remainder of funding was through new borrowing of £27.359m, of which £12.131m related to mainstream programme and £13.684m related to Council house building. £1.544m for new one-bed accommodation was funded from revenue savings on temporary accommodation.

7. Non HRA Capital Programme – Final Outturn 2013/14

- 7.1 The capital programme summary is included in **Appendix C**. It shows expenditure to 31 March 2014 was £4.694m of which £2.260m relates to Private Sector

Housing Grants (PSHG), £1.836m relates to National Housing Trust Advances (NHTA), £0.500m to shovel-ready new builds, and £0.098m for travelling peoples sites.

7.2 The final outturn was £0.092 underspent, and is carried forward to the 2014/15 capital programme. The underspend comprises of £0.231m on PSHG, £0.015m on travelling sites and an overspend of £0.154m on NHTA.

8. Property Capital Programme – Final Outturn 2013/14

8.1 The Property capital programme supports the Council's commitment to improve the rationalisation, performance and compliance of its Property Assets.

8.2 The capital programme summary is included in **Appendix D**. It shows expenditure to 31 March 2014 was £14.608m of which £4.735m relates to Accommodation Rationalisation, £5.363m relates to Strategic Property Management, and £4.510m for Energy Management.

8.3 The final outturn was £0.569 underspent, and is carried forward to the 2014/15 capital programme. The underspend comprises of the following:

- Delays in the Wick and Fort William office projects offset to some extent by an overspend on a Starter Business Units project contributed to the £1.211m underspend in the Accommodation Rationalisation budget.
- An increase in statutory property compliance work has led to an overspend of £0.178m in the Strategic Property Management budget.
- The Energy Management budget has an overspend of £0.464m due to work required to reduce the Carbon Footprint of the Council in line with its Carbon Management Plan.

9. Implications

9.1 Resource implications are discussed in the report.

9.2 There are no legal, equalities, climate change/carbon clever, risk, Gaelic and rural implications arising as a direct result of this report.

Recommendations

Members are invited to approve the Capital Expenditure outturn position for the former Transport, Environmental and Community Services (TECS) and the Housing and Property Service (HPS) for the year ended 31 March 2014.

Designation: Director of Community Services

Date: 4 August 2014

Author: Mike Mitchell, Service Finance Manager

Background Papers: Monitoring Statements 31/03/14 and the Highland Council Financial Ledger

THE HIGHLAND COUNCIL											APPENDIX A
MONITORING OF CAPITAL EXPENDITURE - 1ST APRIL 2013 TO 31ST MARCH 2014											
SERVICE: TRANSPORT, ENVIRONMENTAL AND COMMUNITY											
Project Description	GL Project Code	BUDGET			YEAR TO DATE ACTUAL			ESTIMATED OUTTURN			Variance
		A	B	C	D	E	F	G	H	I	J
		Gross Expenditure	Income	Net Expenditure	Gross Expenditure	Income	Net Expenditure	Gross Expenditure	Income	Net Expenditure	Column I minus Column C
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
ROADS AND BRIDGES											
Major Road Improvements											
The Inverness West Link	TC928	1,914	0	1,914	1,717	0	1,717	1,717	0	1,717	(197)
West Link - Golf Course & Sports Hub	TD141 / TD146	0	0	0	192	0	192	192	0	192	192
Inshes Junction Phase 1 - Culloden Rd Improvement East	TD042	1,054	0	1,054	1,438	(1,054)	384	1,438	(1,054)	384	(670)
Inshes Junction Phase 2 - Improvements West of Inshes Over Bridge	TD043	38	0	38	38	(38)	0	38	(38)	0	(38)
Kinnairdie Link Road, Dingwall	23024	72	0	72	118	(22)	96	118	(22)	96	24
Stromeferry Rockface	TC257	400	0	400	437	0	437	437	0	437	37
A99 Keiss to North of Keiss Widening	TD071	125	0	125	18	0	18	18	0	18	(107)
B851/B862 South Loch Ness Road Improvements	TD056	600	(600)	0	376	(236)	140	376	(236)	140	140
A832 Slattadale Widening	TD134	40	0	40	49	0	49	49	0	49	9
A890 Strathcarron Widening	TD135	55	0	55	0	0	0	0	0	0	(55)
Lifeline Roads											
A855 - Portree to Staffin	TC848	0	0	0	11	0	11	11	0	11	11
A861 Drynie Hill - ERDF	TC964	0	(167)	(167)	23	(46)	(23)	23	(46)	(23)	144
A890 Strathcarron Junction to Balnacra - ERDF	TC965	1,000	(250)	750	1,399	0	1,399	1,399	0	1,399	649
Laxford Bridge North Approach	TC995	1,000	(250)	750	1,027	0	1,027	1,027	0	1,027	277
Major Bridge Works											
A862 Muir of Ord Railway Bridge	21616	260	0	260	339	0	339	339	0	339	79
Kyle of Tongue Bridge	22479	35	0	35	11	0	11	11	0	11	(24)
A836 Naver Bridge, Bettyhill, Sutherland	22480	45	0	45	16	0	16	16	0	16	(29)
B863 Invercoe Bridge, Lochaber	TC201	50	0	50	78	0	78	78	0	78	28
Laire Bridge Replacement	TD014	4	0	4	4	0	4	4	0	4	(0)
Lower Foyers Bridge	TC981	25	0	25	15	0	15	15	0	15	(10)
B9090 White Bridge	TD047	0	0	0	1	0	1	1	0	1	1
Lifeline Bridges											
B8021 Sand - Lifeline Bridges	TC645	88	0	88	99	0	99	99	0	99	11
A861 Sheil - Lifeline Bridges	TC646	10	0	10	3	0	3	3	0	3	(7)
A986 Chada - Lifeline Bridges	TC648	35	0	35	39	0	39	39	0	39	4
B8007 Glenmore Bridge	TD107	30	0	30	18	0	18	18	0	18	(12)
B8009 Ardtreck Culvert - Lifeline Bridges	TC911	0	0	0	0	0	0	0	0	0	0
A884 Easgadill & Creiche - Lifeline Bridges	TC912	0	0	0	0	0	0	0	0	0	0
B8005 Bridge Replacements - Lifeline Bridges	TC913	30	0	30	36	0	36	36	0	36	6
U1547 Muchrachd - Lifeline Bridges	TC917	979	0	979	955	0	955	955	0	955	(24)
Henrietta Bridge	TC927	2	0	2	0	0	0	0	0	0	(2)
A832 Rosemarkie - Lifeline Bridges	TC931	6	0	6	6	0	6	6	0	6	(0)
Cantray Bridge - Lifeline Bridges	TD046	5	0	5	3	0	3	3	0	3	(2)
A862 Conon Bridge - Lifeline Bridges - See SRTS Ben Wyvis Primary	TD089	3	0	3	0	0	0	0	0	0	(3)
C1112 Innis An Droighinn - Lifeline Bridges	TD108	20	0	20	20	0	20	20	0	20	0
U1074 Ruthven Bridge	TD109	10	0	10	11	0	11	11	0	11	1

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		A	B	C	D	E	F	G	H	I	J	
		Gross Expenditure	Income	Net Expenditure	Gross Expenditure	Income	Net Expenditure	Gross Expenditure	Income	Net Expenditure	Column I minus Column C	
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
Structural Road Works	Various	4,380	0	4,380	3,942	(122)	3,820	3,942	(122)	3,820	(560)	
A850 Snizort - Skeabost Bridge	TC651	10	0	10	3	0	3	3	0	3	(7)	
B8005 Refurbishments	TD147	0	0	0	7	0	7	7	0	7	7	
A832 Refurbishments	TC935	3	0	3	6	0	6	6	0	6	3	
B817 Allt Graad	TC932	0	0	0	0	0	0	0	0	0	0	
B817 Rosskeen	TD032	2	0	2	2	0	2	2	0	2	(0)	
Achmore Bridge Repairs	TD101	0	0	0	4	0	4	4	0	4	4	
Braeintra Bridge Repairs	TD102	0	0	0	0	0	0	0	0	0	0	
Sutherland Bridges Repairs	TD103 / 10289	0	0	0	3	(17)	(14)	3	(17)	(14)	(14)	
Ralia Railway Bridge	TD112	20	0	20	46	0	46	46	0	46	26	
Area Minor Capital Works												
Area Minor Works - Traffic Calming	TD075	20	0	20	39	(4)	34	39	(4)	34	14	
Timber Extraction	TD076	90	0	90	0	0	0	0	0	0	(90)	
CAR PARKING	Various	0	0	0	0	0	0	0	0	0	0	
ACTIVE TRAVEL												
Cycling, Walking & Safer Routes to Schools	21269	335	(270)	65	281	(311)	(30)	281	(311)	(30)	(95)	
ERDF - Green & Active Travel	TC991	97	0	97	262	(80)	182	262	(80)	182	85	
Alness To Invergordon Cycle Path	TC760	0	0	0	8	(6)	2	8	(6)	2	2	
20mph Zones	TC994	50	0	50	0	0	0	0	0	0	(50)	
Bus Shelters	TC837	50	0	50	69	(0)	68	69	(0)	68	18	
Conon Railway Station Re-Opening	TD091	0	0	0	36	0	36	36	0	36	36	
Traffic Management Improvements	TD104	0	0	0	42	0	42	42	0	42	42	
LIGHTING												
Road Structural Capital Works - HQ - Street Lighting	TD013	426	0	426	419	0	419	419	0	419	(7)	
Street Lighting - Energy Reduction - Conversion to LED Lighting	TD117	120	0	120	124	0	124	124	0	124	4	

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		A	B	C	D	E	F	G	H	I	J
		Gross Expenditure	Income	Net Expenditure	Gross Expenditure	Income	Net Expenditure	Gross Expenditure	Income	Net Expenditure	Column I minus Column C
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
FERRIES AND HARBOURS											
Lochinver Pontoons - PONTOONS BUDGET	TD093 / TC491	200	(100)	100	300	(222)	78	300	(222)	78	(22)
Boat Lift - Lochinver - HARBOURS BUDGET	TD090	250	0	250	478	(4)	474	478	(4)	474	224
Raasay Ferry Terminal	10175	0	0	0	0	0	0	0	0	0	0
Sconser Ferry Terminal	TC949	346	0	346	1,239	0	1,239	1,239	0	1,239	893
ENVIRONMENTAL HEALTH											
Contaminated Land - General	20809	93	0	93	89	0	89	89	0	89	(4)
COMMUNITY WORKS											
Burials and Cremations											
Burial Ground Extension - Portree	22362	22	0	22	9	0	9	9	0	9	(13)
Burial Ground Extension - Tain	TC808	0	0	0	22	0	22	22	0	22	22
Burial Ground Extension - Nairn	TC701	0	0	0	17	0	17	17	0	17	17
Burial Ground Kilmuir Cemetery	TC452	0	0	0	19	0	19	19	0	19	19
Burial Ground Mitchell Hill	TC589	0	0	0	2	0	2	2	0	2	2
Burial Ground Killearnan	TC590	0	0	0	23	0	23	23	0	23	23
Burial Ground Acharacle	TC480	0	0	0	13	0	13	13	0	13	13
Burial Ground Ullapool	TC852	0	0	0	34	0	34	34	0	34	34
Public Toilets											
Public Conveniences - Ullapool	21342	0	0	0	5	0	5	5	0	5	5
Public Conveniences - Thurso	22882	0	0	0	7	0	7	7	0	7	7
Public Conveniences - Invergordon	TC537	81	0	81	184	0	184	184	0	184	103
Parks and Play Areas - Development											
Inshes Park (Phases 1 to 3)	TC460	15	0	15	41	0	41	41	0	41	26
Play Areas - General - HQ	TD136	260	0	260	331	(102)	229	331	(102)	229	(31)
Depots											
Depots - Health & Safety	TD138 / TC866	83	0	83	34	0	34	34	0	34	(49)
MISCELLANEOUS											
Vehicle Purchases (CFCR funded)	21060	3,000	0	3,000	1,236	(397)	839	1,236	(397)	839	(2,161)
OVERALL TOTAL											
		26,876	(1,637)	25,239	25,665	(2,861)	22,804	25,665	(2,861)	22,804	(2,435)

MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 31 MARCH 2014

Project Number	Project Title	Number Of Houses	Budget 2013/14	Spend in current year to date	estimated outturn 2013/14	Variance	Comments
Projects approved in 2012/13							
Energy Efficient							
HCA0286	Electric warm air to gas	150	438,400	£373,551	373,551	- 64,849	works near completion
HCA0142	Gas heating	358	636,700	£747,770	747,770	111,070	works near completion
HCA0269	Heating control upgrade	182	98,300	£91,412	91,412	- 6,888	works near completion
HCB0232	External insulation	174	690,200	£537,022	537,022	- 153,178	works complete on site
HCA0287	Milnafua gas heating	199	416,000	£251,198	251,198	- 164,802	works to start on site imminently
HCC0422	Badenoch/Lochaber/Inverness heating	106	100,000	£9,841	9,841	- 90,159	tender documents issued
HCC0234	Inverness external cladding	152	249,000	£183,507	183,507	- 65,493	works complete on site
HCC0423	Gas Inverness	65	24,300	£11,575	11,575	- 12,725	review of works required
HCC0317	Dalneigh gas heating	104	829,700	£308,506	308,506	- 521,194	delays on site - remedial action taken
HCC0319	Inverness gas heating	163	941,300	£834,084	834,084	- 107,216	works near completion
HCC0318	Ballifeary gas heating	114	224,900	£206,969	206,969	- 17,931	works near completion
HCC0236	Inverness gas warm air replacements	202	955,400	£1,586,261	1,586,261	630,861	works near completion
HCC0426	Gas QM House	32	51,600	£55,487	55,487	3,887	works complete on site
HCC0425	Heating upgrade to biomass	30	398,000	£307,350	307,350	- 90,650	works complete on site
HCC0237	Badenoch & Strathspey heating replacements	140	1,205,000	£1,656,087	1,656,087	451,087	works near completion
HCC0424	Heating upgrade from electric storage	179	50,000	£19,054	19,054	- 30,946	works to start on site imminently
HCC0232 & HCC0498	Inverness, Nairn & Beaully windows and doors	subject to survey	20,200	£36,709	36,709	16,509	designs in progress
Total			£7,329,000	£7,216,384	£7,216,384	-£112,616	
Project Number	Project Title	Number Of Houses	Oracle Budget 2013/14	2013/14 Oracle spend to October 13	estimated 2013/14 spend		Comments
Modern Facilities and Services							
HCC0430	Inverness/Lochaber bathrooms	140	594,800	£458,164	458,164	- 136,636	works near completion
HCC0429	Kitchen replacements	22	255,100	£105,001	105,001	- 150,099	works complete on site
Total			£849,900	£563,165	£563,165	-£286,735	
TOTAL FOR 2012/13 Projects			£8,178,900	£7,779,550	£7,779,550	-£399,350	
2013/15 Projects							
Equipment and Adaptations							
Equipment and adaptations North Area			576,000	£575,637	575,637	- 363	-
Equipment and adaptations South Area			500,000	£452,717	452,717	- 47,283	-
Total			£1,076,000	£1,028,354	£1,028,354	-£47,646	
Energy Efficient							
HCA0329	Window replacement Skye	40	115,800	£120,912	120,912	5,112	works complete on site
HCA0370	Roof Covering Broadford and Kyle	44	150,000	£55,708	55,708	- 94,292	works to start on site imminently
HCA0371	Roof Covering Brora and Thurso	53	200,000	£141,423	141,423	- 58,577	works to start on site imminently
HCA0382	Window and Door Replacement Allan Square Cromarty	0	0	£0	-	-	designs in progress
HCA0332	Electric/Solid fuel to gas Ross-shire	218	548,600	£484,092	484,092	- 64,508	designs in progress
HCA0338	Electric/solid fuel Heating Replacements Easter Ross	228	50,000	£0	-	- 50,000	works recently started on site
HCA0333	Electric/solid fuel heating replacements Wester Ross	417	63,900	£153,724	153,724	89,824	designs in progress
HCA0334	Solid fuel/electric heating replacements Skye & Lochalsh	106	65,000	£19,965	19,965	- 45,035	designs in progress
HCA0340	Heating Replacements Skye & Lochalsh/Caithness/Sutherland	234	96,400	£0	-	- 96,400	surveys in progress

HCA0337	Electric/solid fuel Heating Replacements Caithness	165	121,600	£0	-	-	121,600	surveys in progress
HCA0336	Electric Heating Replacements Sutherland	189	50,000	£40,227	40,227	-	9,773	designs in progress
HCA0335	Solid fuel Heating Replacements Sutherland	370	100,000	£62,271	62,271	-	37,729	designs in progress
HCC0458	Boiler upgrades - Nairn & Inverness	24	78,300	£45,126	45,126	-	33,174	works near completion
HCC0459	Electric Heating Replacements – Badenoch & Strathspey/Nairn	168	50,000	£23,175	23,175	-	26,825	surveys in progress
HCC0497	Inverness installation of gas heating	216	50,000	£36,720	36,720	-	13,280	surveys in progress
Project Number	Project Title	Number Of Houses	Oracle Budget 2013/14	Spend in current year to date	estimated 2013/14 spend			Comments
HCC0460	Inverness and Nairn installation of gas heating	114	270,000	£275,229	275,229	-	5,229	works to start on site imminently
HCC0461	Electric Heating Replacements - Inverness-shire	141	50,000	£29,254	29,254	-	20,746	surveys in progress
HCC0462	Electric Heating Replacements – Lochaber	278	49,400	£286,668	286,668	-	237,268	designs in progress
HCC0463	Solid fuel Heating Replacements - South Highland	179	50,000	£0	-	-	50,000	surveys in progress
new project	External wall insulation - north area	subject to survey	30,000	£11,250	11,250	-	18,750	designs in progress
HCC0464	External wall insulation - south area	subject to survey	30,000	£1,500	1,500	-	28,500	designs in progress
HCC0474	Glendoe Terrace renovation phase 3 – subject to further tenant consultation and feasibility studies	11	539,800	£427,841	427,841	-	111,960	works progressing on site
	Housing Managed Spend - North		130,000	£351,884	351,884	-	221,884	
	Housing Managed Spend - South		165,676	£246,374	246,374	-	80,698	
	TOTAL		£3,054,476	2,813,341	2,813,341	-	241,135	
	Free from Serious Disrepair							
HCA0376	Roof replacement works - North Area (est. 100 addresses)	150 (subject to survey)	50,000	£0	-	-	50,000	surveys in progress
	Housing Managed Spend - North		30,000	£234,970	234,970	-	204,970	
	Housing Managed Spend - South		308,000	£395,569	395,569	-	87,569	
	TOTAL		£388,000	£630,538	£630,538	-	£242,538	
	Modern Facilities and Services							
HCA0324	Bathroom upgrade/replacement	302	448,000	£379,293	379,293	-	68,707	works recently started on site
HCA0373	Bathroom upgrade/replacement - Milnafua	0	250,000	£58,120	58,120	-	191,880	works to start on site imminently
HCA0288	Kitchen upgrade/replacement	212	749,600	£625,843	625,843	-	123,757	works complete on site
HM	Kitchen sockets/electrical upgrades	163	65,200	£0	-	-	65,200	surveys in progress
HCC0467	Bathroom upgrade/replacement	331	710,600	£848,466	848,466	-	137,866	works progressing on site
HCC0468	Kitchen upgrade/replacement	322	694,900	£955,121	955,121	-	260,221	works progressing on site
	Housing Managed Spend - North		599,992	£1,062,561	1,062,561	-	462,569	
	Housing Managed Spend - South		485,000	£767,248	767,248	-	282,248	
	TOTAL		£4,003,292	£4,696,651	£4,696,651	-	£693,359	
	Structural And Environmental Works							
	Housing Managed Spend - North		40,000	£119,902	119,902	-	79,902	
	Housing Managed Spend - South		22,000	£92,325	92,325	-	70,325	
	Stock condition survey							
	Stock condition survey		7,000	£0	-	-	7,000	
	Tenant Liason Officers		34,000	£34,748	34,748	-	748	
	TOTAL for 2013/15 Projects		8,624,768	£9,415,860	9,415,860	-	791,092	
	Retention/defects costs outstanding spend to carry forward		£754,332	£1,071,935	1,071,935	-	317,603	
	OVERALL TOTAL SHQS SPEND		£17,558,000	£18,267,345	18,267,345	-	£709,344.56	

NEW BUILDS

Project Number	Project Title	Number Of Houses	Oracle Budget 2013/14	Spend in current year to date	estimated 2013/14 spend			Comments
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HR503	Conon Bridge (Round 2)	12	0	£15,327	15326.91	15,327	works complete on site
HR510	Conon Bridge (Round 2)	10	50,000	£162,710	162709.7	112,710	works complete on site
	R2 total:	22	50000	178036.61	178036.61	128036.61	
HR509	CHB - Invergordon, Joss Street (Round 3)	10	15,000	£50,616	50615.68	35,616	works complete on site
HR504	CHB - Fort William, Rowan House (Inverloch)			£7,530	7,530	7,530	
HR505	CHB - Inverness, Assynt (Round 3)	34	27,000	£35,503	35502.82	8,503	works complete on site
HR511	CHB - Strathpeffer (Round 3)	8	20,000	£21,336	21335.52	1,336	works complete on site
	R3 total:	52	62000	£114,984	114983.92	52983.92	
HR516	CHB - Ardgour	6	£19,000	£15,192	15,192	- 3,808	works complete on site
HR527	CHB - Conon Phase 2	10	£877,000	£770,852	770,852	- 106,148	works complete on site
HR515	CHB - Dingwall North Tulloch Castle	12	£600,000	£555,487	555,487	- 44,513	works recently started on site
HR519	CHB - Dornie, Carr Brae	6	£23,000	£6,840	6,840	- 16,160	works complete on site
HR518	CHB - Gairloch, Achtercairn	8	£238,000	£282,249	282,249	- 44,249	works complete on site
HR513	CHB - Inverness Burnside	12	£1,469,000	£1,523,845	1,523,845	- 54,845	works complete on site
HR514	CHB - Inverness St Valery Place	20	£436,000	£566,755	566,755	- 130,755	works complete on site
HR522	CHB - Inverness, Kessock Court North	7	£230,000	£348,525	348,525	- 118,525	works complete on site
HR521	CHB - Inverness, Telford Rd	4	£26,000	£51,272	51,272	- 25,272	works complete on site
HR520	CHB - Kingussie, Manse Road	4	£15,000	£15,544	15,544	- 544	works complete on site
HR524	CHB - Lochyside	6	£189,000	£229,545	229,545	- 40,545	works complete on site
HR517	CHB - Muir of Ord, Balvraid Rd	6	£19,000	£16,836	16,836	- 2,164	works complete on site
	R4 total:	101	£4,141,000	£4,382,942	4,382,942	241,942	
HR564	CHB 5 - Alness, Kendal Crescent	12	£3,000	£279,209	279,209	- 276,209	designs in progress
HR553	CHB 5 - Alness, Riverside	8	£603,000	£611,333	611,333	- 8,333	works complete on site
HR534	CHB 5 - Ardersier, Nairn Road	8	£1,043,000	£1,241,359	1,241,359	- 198,359	works complete on site
HR533	CHB 5 - Aviemore, former community centre	20	£850,000	£880,518	880,518	- 30,518	works recently started on site
HR547	CHB 5 - Balmacara, former dairy	8	£64,000	£79,277	79,277	- 15,277	works to start on site imminently
HR535	CHB 5 - Beauly, Simpsons	8	£150,000	£0	0	- 150,000	works to start on site imminently
HR549	CHB 5 - Boat of Garten	8	£100,000	£0	0	- 100,000	works to start on site imminently
HR566	CHB 5 - Broadford, Broadford House	6	£10,000	£52,272	52,272	- 42,272	tender documents issued
HR545	CHB 5 - Conon Bridge, Braes of Conon	26	£2,734,000	£2,354,879	2,354,879	- 379,121	works near completion
HR546	CHB 5 - Dingwall, St Andrews Road	6	£250,000	£0	0	- 250,000	tender documents being reviewed
HR548	CHB 5 - Dornoch, Deans Park	6	£450,000	£769,059	769,059	- 319,059	works complete on site
HR540	CHB 5 - Fort William, former Angus Centre	11	£500,000	£66,408	66,408	- 433,592	works to start on site imminently
HR555	CHB 5 - Fortrose	2	£0	£0	0	-	works complete on site
HR558	CHB 5 - Grantown on Spey, Garth	6	£0	£0	0	-	designs in progress
HR529	CHB 5 - Invergordon Clyde Street	8	£500,000	£38,605	38,605	- 461,395	tender documents being reviewed
HR568	CHB 5 - Invergordon, Flemingway P2	6	£76,000	£50,990	50,990	- 25,010	works to start on site imminently
HR563	CHB 5 - Inverloch (distillery cottages)	4	£0	£0	0	-	works complete on site
HR528	CHB 5 - Inverloch (distillery)	15	£350,000	£280,223	280,223	- 69,777	works recently started on site
HR551	CHB 5 - Inverness, Balloan Road	16	£380,000	£205,636	205,636	- 174,364	works recently started on site
HR561	CHB 5 - Inverness, Balloch	8	£750,000	£735,596	735,596	- 14,404	works near completion
HR560	CHB 5 - Inverness, Caulfield Road	6	£0	£0	0	-	tender documents being reviewed
HR559	CHB 5 - Inverness, Craigton Avenue	16	£50,000	£43,030	43,030	- 6,970	designs in progress
HR523	CHB 5 - Inverness, Former Jolly Drover	10	£880,000	£697,599	697,599	- 182,401	works recently started on site
HR562	CHB 5 - Inverness, Glendoe Terrace	15	£400,000	£357,055	357,055	- 42,945	works recently started on site
Project Number	Project Title	Number Of Houses	Oracle Budget 2013/14	Spend in current year to date	estimated 2013/14 spend		Comments
HR531	CHB 5 - Inverness, Huntly House	16	£360,000	£119,917	119,917	- 240,083	tender documents issued
HR536	CHB 5 - Inverness, Milton of Leys P1	22	£1,970,000	£1,451,084	1,451,084	- 518,916	works near completion
HR537	CHB 5 - Inverness, Parks Farm	14	£2,013,000	£1,329,736	1,329,736	- 683,264	works near completion
HR538	CHB 5 - Inverness, Westercraigs P1	12	£500,000	£418,087	418,087	- 81,913	works recently started on site
HR554	CHB 5 - Inverness, Woodside	11	£678,000	£1,458,417	1,458,417	- 780,417	works complete on site
HR539	CHB 5 - Kirkhill, Mansfield	2	£24,000	£37,772	37,772	- 13,772	works complete on site
HR530	CHB 5 - Lochcarron, Kirkton Gardens	6	£500,000	£227,301	227,301	- 272,699	works recently started on site

HR542	CHB 5 - Nairn, former bus garage	16	£500,000	£1,256,897	1,256,897	756,897	works near completion	
HR541	CHB 5 - Nairn, Lochloy	6	£175,000	£82,859	82,859	-	92,141	works recently started on site
HR565	CHB 5 - Portree, Home Farm	4	£250,000	£279,748	279,748		29,748	works recently started on site
HR544	CHB 5 - Tain, Jackson Drive, P2	8	£1,156,000	£1,725,999	1,725,999		569,999	works complete on site
HR526	CHB 5 - Ullapool Hotel	11	£920,000	£571,853	571,853	-	348,147	works recently started on site
	R5 Total	367	£19,189,000	£17,702,717	17,702,717	-	1,486,283	

additional new builds to achieve target

TOTAL NEW BUILD SPEND	542	£23,442,000	£22,378,680	22,378,680	-	1,063,320
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HR850	New Build 1 Bed Accommodation		£1,544,049	£1,544,049		funded from savings
	TOTAL SPEND		£41,000,000	£42,190,074	£42,190,074	-£353,975

HOUSING HRA PROGRAMME

MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 31 MARCH 2014

Capital Receipts 2013/2014

	Funding Budget £'000	Actual to 31/03/2014 £'000	Estimated Outturn £'000	Estimated Variance £'000
Mainstream Investment Programme				
Useable Capital Receipts	2131	1,811	1,811	-320
Contribution to Individual Properties			0	0
Borrowing	11102	12,131	12,131	1,029
Capital from Current Revenue	4325	4,325	4,325	0
Total For Mainstream Investment Programme	17,558	18,267	18,267	709
New Council House Build Programme				
Government Grant	6030	7,936	7,936	1,906
HRA Balances			0	0
Miscellaneous Income		5	5	5
Developer Contributions		1	1	
sale of LIFT properties		594	594	594
Landbank	1190	160	160	-1,030
Borrowing	16222	13,684	13,684	-2,538
Total For New Council House Build Programme	23,442	22,380	22,380	-1,063
Borrowing		1,544	1,544	1,544
Total For New 1 Bed Accommodation	0	1,544	1,544	1,544
Balance to C/F to 2012/2013				
GROSS FUNDING	41,000	42,191	42,191	-354

Anticipated RHI Funding included in projection, but there have been fewer house sales than budgeted

Gross Expenditure as Percentage of Budget

Current Year	103%
Last Year	86%

THE HIGHLAND COUNCIL
MONITORING OF CAPITAL EXPENDITURE TO 31 MARCH 2014

APPENDIX C

SERVICE : HOUSING (NON HRA)

Project Description	Project Code	Budget			ACTUAL		VARIANCE
		A	B	C	D	E	Net
		Gross Expenditure £'000	Income £'000	Net Expenditure £'000	Net Expenditure to date £(000)	Net Estimated Outturn £(000)	Col. E minus Col. C £(000)
Travelling Peoples Sites		113		113	98	98	(15) delays due to difficulties in sourcing suitable materials
National Housing Trust Advances		1682	0	1,682	1,836	1,836	154 Projects more advanced than earlier anticipated but no overall effect on agreed limits of borrowing
Grant contribution to shovel-ready new builds		500	0	500	500	500	-
PSHG		2491	0	2,491	2,260	2,260	(231) Slippage has occurred due to a number of individual approved projects not being taken forward within anticipated timescales
Gross Expenditure		4,786	0	4,786	4,694	4,694	(92)

FUNDING	2013/14
Prudential Borrowing	2,295
Additional Resources	
Carry Forward from 2012/13	0
Earmarked Reserve	0
PSHG Government Grant	2,491
Total Resources Available	4,786
Expenditure Outturn	4,694

THE HIGHLAND COUNCIL
MONITORING OF CAPITAL EXPENDITURE - 1st April to 31st March 2014

Appendix D

SERVICE: PROPERTY & ARCHITECTURAL SERVICES

Projects	Project Code	2013/14						Notes
		Budget			Actual		Variance	
		A	B	C	D	E	F	
		Gross Expenditure £(000)	Income £(000)	Net Expenditure £(000)	Net Expenditure £(000)	Net Estimated Outturn £(000)	Col E minus Col C £(000)	
Strategic Asset Management								
Health & Safety & Statutory Compliance	PM	4,275	0	4,275	4,499	4,499	224	Increased level of spend as a direct result of having to meet essential levels of Property related statutory compliance
Disability Discrimination Act	PA	910	0	910	864	864	(46)	There is a projected underspend in DDA works due to discussions with Historic Scotland re Wick Town Hall delaying programme expenditure. This is offset by a corresponding projected overspend in Starter Business Units due to project profiling.
Starter Business Units Inverness	PB	700	0	700	956	956	256	As above
Fort William Office Review	PR005	10	(10)	0	6	6	6	
Wick Office	PR001	4,900	0	4,900	3,680	3,680	(1,220)	There have been delays in obtaining statutory consents and additional stabilisation work has been required.
Office Rationalisation	PR004	250		250	6	6	(244)	Fort William project delayed awaiting development of client brief
Inverness Office Rationalisation	PR003	96		96	87	87	(9)	
Energy Management	PE	4,046	0	4,046	4,510	4,510	464	Increased level of spends as a direct result of work required to reduce the Council's Carbon Footprint in line with the Council's Carbon Management Plan
		15,187	(10)	15,177	14,608	14,608	(569)	